



**SUNNY GLEN DALE ROAD, CARLETON,
SKIPTON, BD23 3ER**

£1,250

per calendar month inclusive of
monthly garden maintenance



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

LOCATION

Carleton village offers a good range of local amenities including a Church, small convenience store, local pub, café, post office, primary school, children's playgroup, cricket and football clubs and vibrant village social club with lots of pre-planned village events.

Only two miles from Skipton, the property is within comfortable travelling distance of major road networks of West Yorkshire and East Lancashire and their business centres. The historic market town of Skipton, famous for its four days a week open street market provides comprehensive shopping and leisure facilities and is only a short drive from the Yorkshire Dales National Park. Skipton railway station offers regular services to Leeds, Bradford and Lancaster and even a direct daily train to London.

DESCRIPTION

Sunny Glen comprises a garden, garage and off street parking for several cars. This detached house has three double bedrooms, a modern kitchen with integrated appliance and a modern bathroom.

In more detail the property comprises:

PORCH

Accessed via a part glazed uPVC door, with tile effect vinyl floor covering and door leading into the Hallway.

HALLWAY

With exposed painted floorboards and doors leading into the living room, kitchen diner and ground floor WC. Stairs lead up to the first floor landind. Low level under stairs store cupboard.

LIVING ROOM

3.92m x 3.81m (12'10" x 12'5")

Well proportioned living room with two windows overlooking the garden, feature fireplace with painted tile surround and hearth and exposed painted floor boards.

KITCHEN DINER

6.04m x 3.01m (max) (19'9" x 9'10" (max))

Comprising a reange of oak effect wall and base units under black granite effect laminate work surfaces with tiling above. Stainless steel 1.5 bowl single drainer sink with mixer tap. Integral black glass Smeg 5 ring hob under a stainless steel and glass over sized extractor fan, integrated electric fan oven, integrated fridge/ freezer, integrated washing machine and integrated dishwasher. Recessed ceiling lights, timber effect floor covering and uPVC door leading to the rear garden.

GROUND FLOOR WC

Dual flush WC, pedestal wash hand basin and grey vinyl

timber effect floor covering. Wall mounted Ferroli gas combination boiler.

FIRST FLOOR LANDING

Stairs from the hallway lead up to the first floor landing, with doors leading to all three bedrooms, the bathroom and a storage cupboard.

BEDROOM 1

3.24m x 3.14m (10'7" x 10'3")

Double bedroom two windows overlooking the garden and door leading to a cupboard with hanging rails and shelves.

BEDROOM 2

2.71m x 2.66m (8'10" x 8'8")

Double bedroom with wardrobe and drawer unit.

BEDROOM 3

3.52m x 3.03m (11'6" x 9'11")

Another double bedroom with wardrobe unit.

BATHROOM

Comprising a dual flush WC, wall hung wash hand basin with mixer tap and bath with mixer tap and thermostatic shower over (with drench head) and glazed shower screen. Full wall tiling with aqua board style panels over the bath, inset ceiling lighting, timber effect floor tiling and black ladder style towel heater. Extractor fan

OUTSIDE

The property benefits from a lawned garden to the front and a raised patio area to the side. Adjoining the property is a large drive which provides parking for several vehicles, plus a detached garage and a timber garden shed.

TENANCY INFORMATION

HOLDING DEPOSITS: A holding deposit, equal to 1 weeks rent, is payable upon the start of the application. Successful Applications - any holding deposit will be offset against the initial rent and Deposit, with the agreement of the payee.

FEES PAYABLE IN ACCORDANCE WITH THE TENANT FEES ACT 2019: Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the Tenancy Agreement, eg. Default of Contract - Later Payment Charge £25.00; Default of Contract - Loss of keys £25.00; Contract Variation - Admin Charge £50.00; Contract Early Termination - Admin Charge £50.00 (plus any reasonable Landlords costs, by prior agreement)

DEPOSIT: A deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is great than £50,000) will be payable plus the first months rent once the references have been passed and before the tenancy begins.

OTHER INFORMATION: Carling Jones Ltd is a member of the RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.

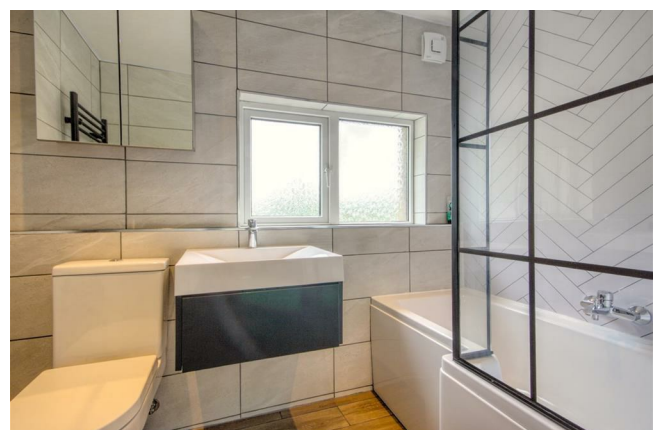


VIEWINGS

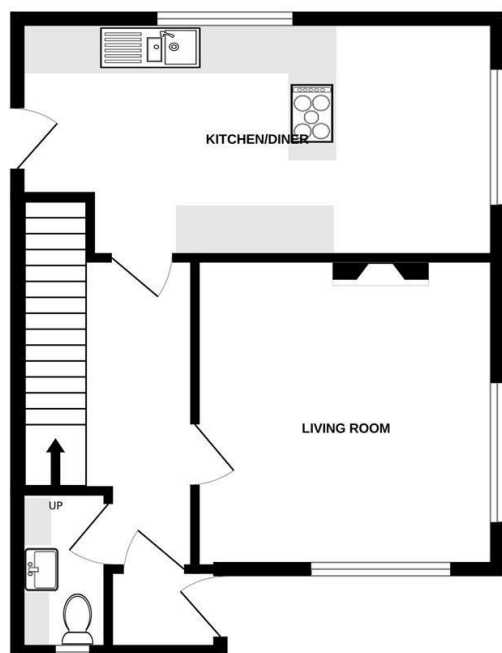
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

AGENTS NOTE & DISCLAIMER

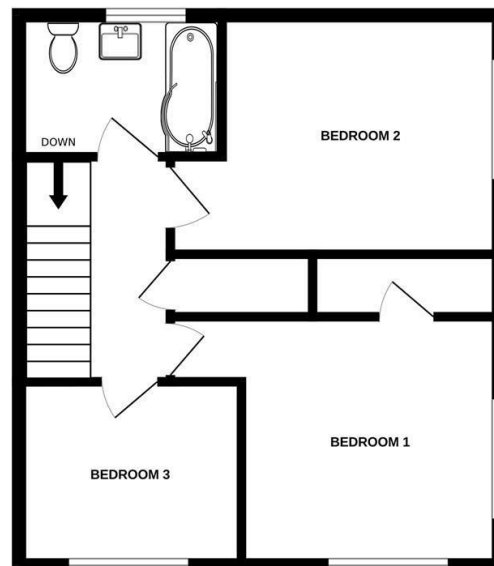
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



GROUND FLOOR



1ST FLOOR

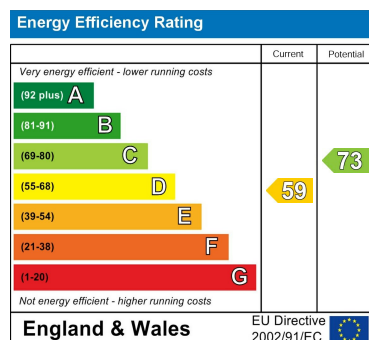


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

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Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.